

200-220 WEST MERCER ST  
SEATTLE, WASHINGTON

# QUEEN ANNE SQUARE



**BRODERICK**  
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# QUEEN ANNE SQUARE



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## PROPERTY OVERVIEW

Queen Anne Square is a distinctive office campus in the heart of Downtown Seattle, consisting of two five-story, brick-clad buildings with bronze reflective glass. The property features a beautifully landscaped central courtyard, a unique pedestrian plaza, and two levels of covered parking. Upper floors offer dramatic views of Elliott Bay and the Olympic Mountains, while the campus environment provides a rare blend of greenery, open space, and urban convenience.





# QUEEN ANNE SQUARE



## BUILDING HIGHLIGHTS

### AVAILABLE SPACE

2 Buildings - 152,714 RSF Total  
Queen Anne Square West - 55,105 RSF  
Queen Anne Square East - 100,661 RSF

### PARKING

Two levels of covered parking: 308 Stalls  
1.95/1,000 RSF  
EV Charging stations

### BUILDING CERTIFIED



### YEAR BUILT

1982

### SPACE DETAILS

Attractive brick exterior with bronze reflective glass  
Common area upgrades  
Updated lobby with touchless entry  
Central courtyard landscaped campus environment  
Scenic views of Elliott Bay and the Olympic Mountains

### ON-SITE AMENITIES

Showers  
Bike Storage  
Building Conference Room

# QUEEN ANNE SQUARE



## NEARBY AMENITIES

Located in the heart of vibrant Lower Queen Anne, Queen Anne Square is surrounded by an exceptional mix of dining, retail, and entertainment. Just steps away, you'll discover more than 25 restaurants, cafés, and breweries. As well as everyday essentials within easy reach, along with boutique fitness studios, banks, and key services. The property also neighbors iconic destinations such as Seattle Center, Climate Pledge Arena, MoPOP, and Chihuly Garden and Glass, creating a workplace where culture, convenience, and energy come together.

## ICONIC DESTINATIONS

1. Climate Pledge Arena
2. International Fountain
3. Seattle Center
4. Chihuly Garden & Glass
5. Space Needle
6. MoPOP

# QUEEN ANNE SQUARE

## WEST BUILDING

TOUR	SUITE	SF	AVAILABLE
	<u>W200</u>	3,002	NOW
▶	<u>W225</u>	2,466	NOW
▶	<u>W250</u>	5,431	NOW
▶	<u>W300</u>	9,045	NOW
▶	<u>W400</u>	2,745	NOW
▶	<u>W410</u>	5,016	NOW
▶	<u>W500</u>	11,221	NOW

## EAST BUILDING

TOUR	SUITE	SF	AVAILABLE
▶	<u>E104</u>	2,634	NOW
▶	<u>E105</u>	1,584	NOW
	<u>E107</u>	929	NOW
	<u>E202</u>	7,724	NOW
▶	<u>E302</u>	1,671	NOW
▶	<u>E304</u>	2,927	NOW
▶	<u>E401</u>	6,535	NOW
	<u>E410</u>	1,250	NOW
	<u>E412</u>	3,263	NOW
▶	<u>E500</u>	4,749	NOW
▶	<u>E504</u>	4,693	NOW

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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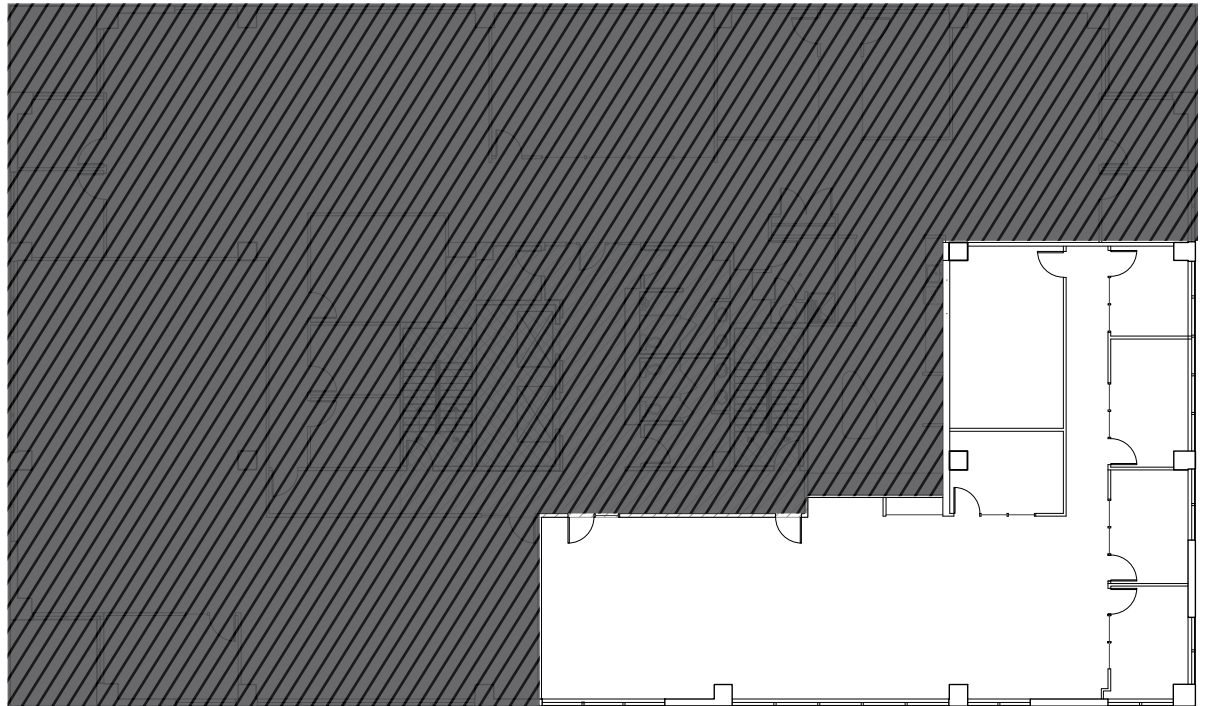


## WEST BUILDING

### SUITE 200

3,002 RSF

AVAILABLE NOW



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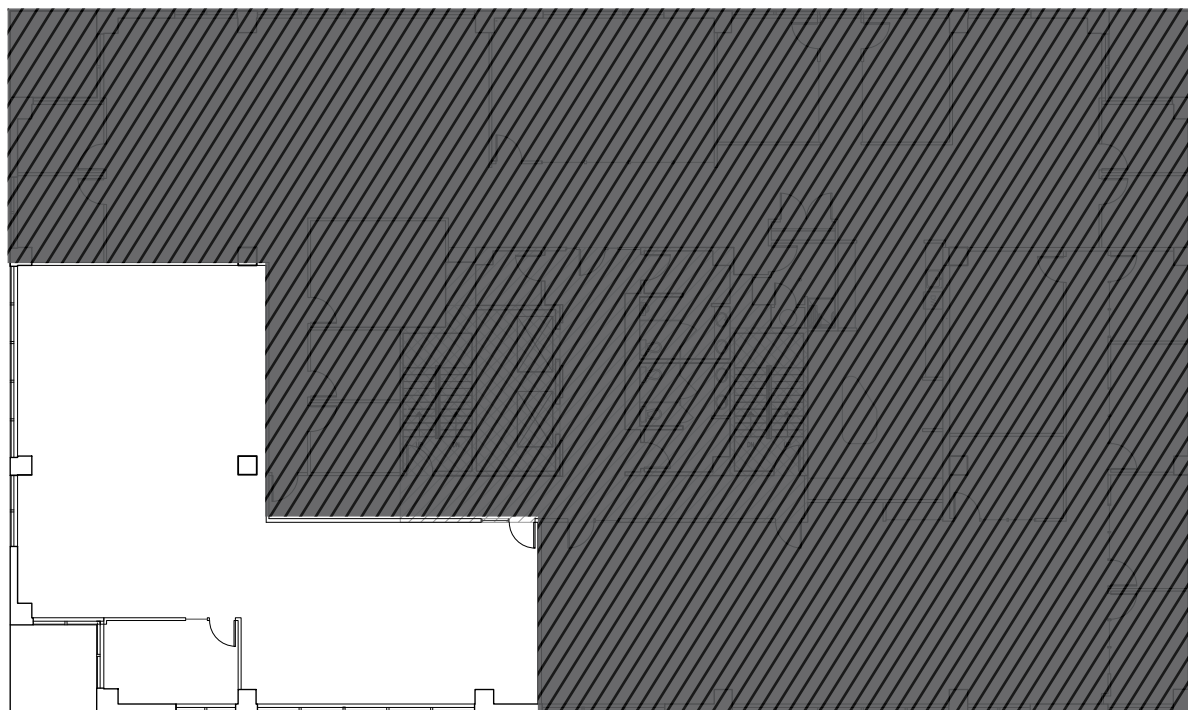
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## WEST BUILDING

**SUITE 225**

2,466 RSF

AVAILABLE NOW



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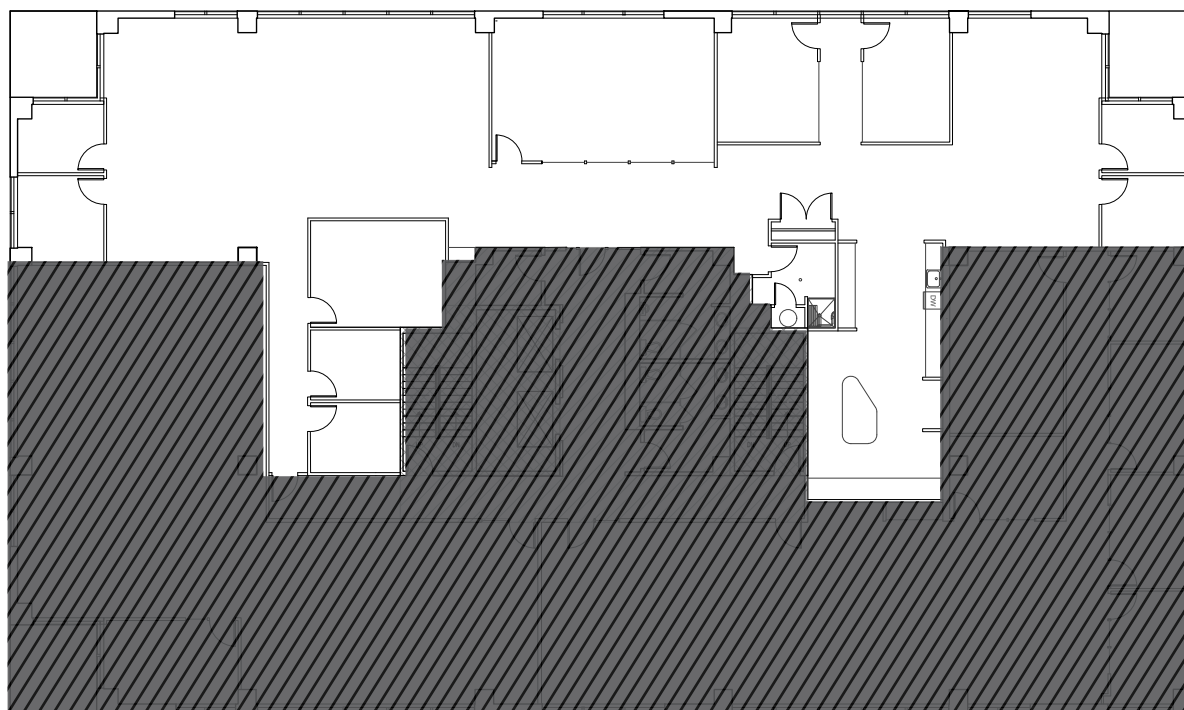
## WEST BUILDING

### SUITE 250

5,431 RSF

AVAILABLE NOW

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## WEST BUILDING

### SUITE 300

4,500 - 9,045 RSF  
AVAILABLE NOW



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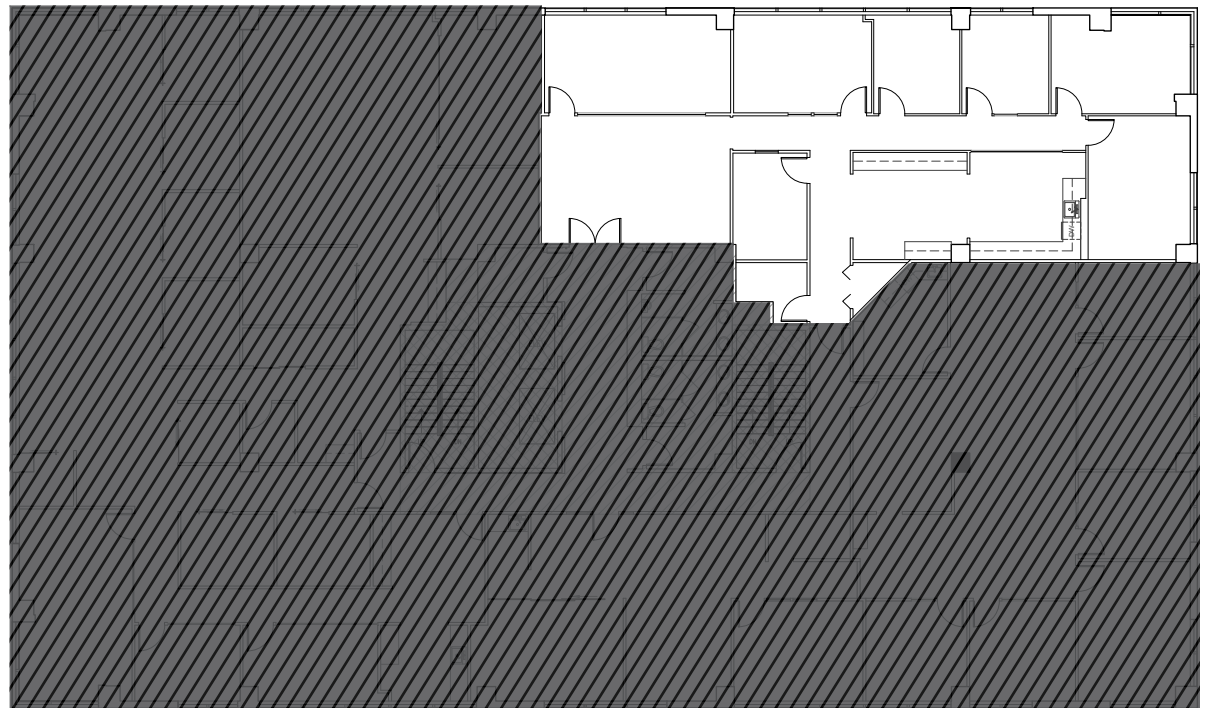
## WEST BUILDING

**SUITE 400**

2,745 RSF

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## WEST BUILDING

### SUITE 410

5,016 RSF

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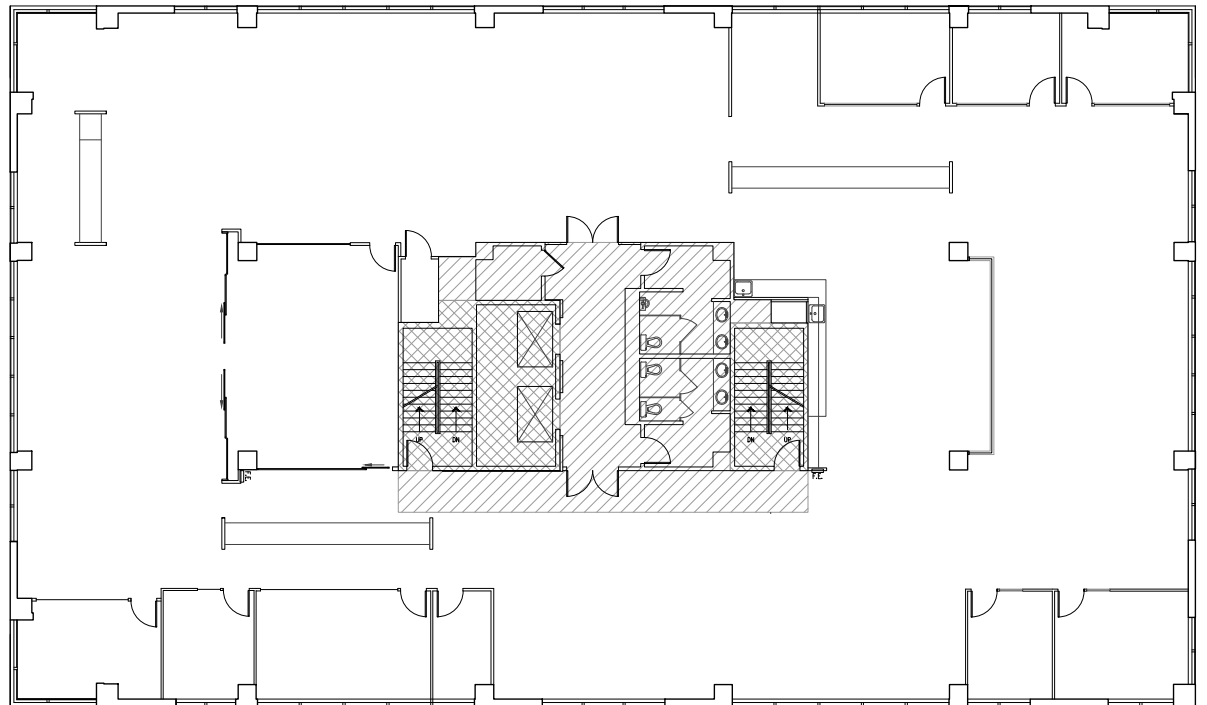
## WEST BUILDING

### SUITE 500

11,221 RSF

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## EAST BUILDING

### SUITE 104

2,634 RSF

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## EAST BUILDING

**SUITE 105**

1,584 RSF

AVAILABLE NOW



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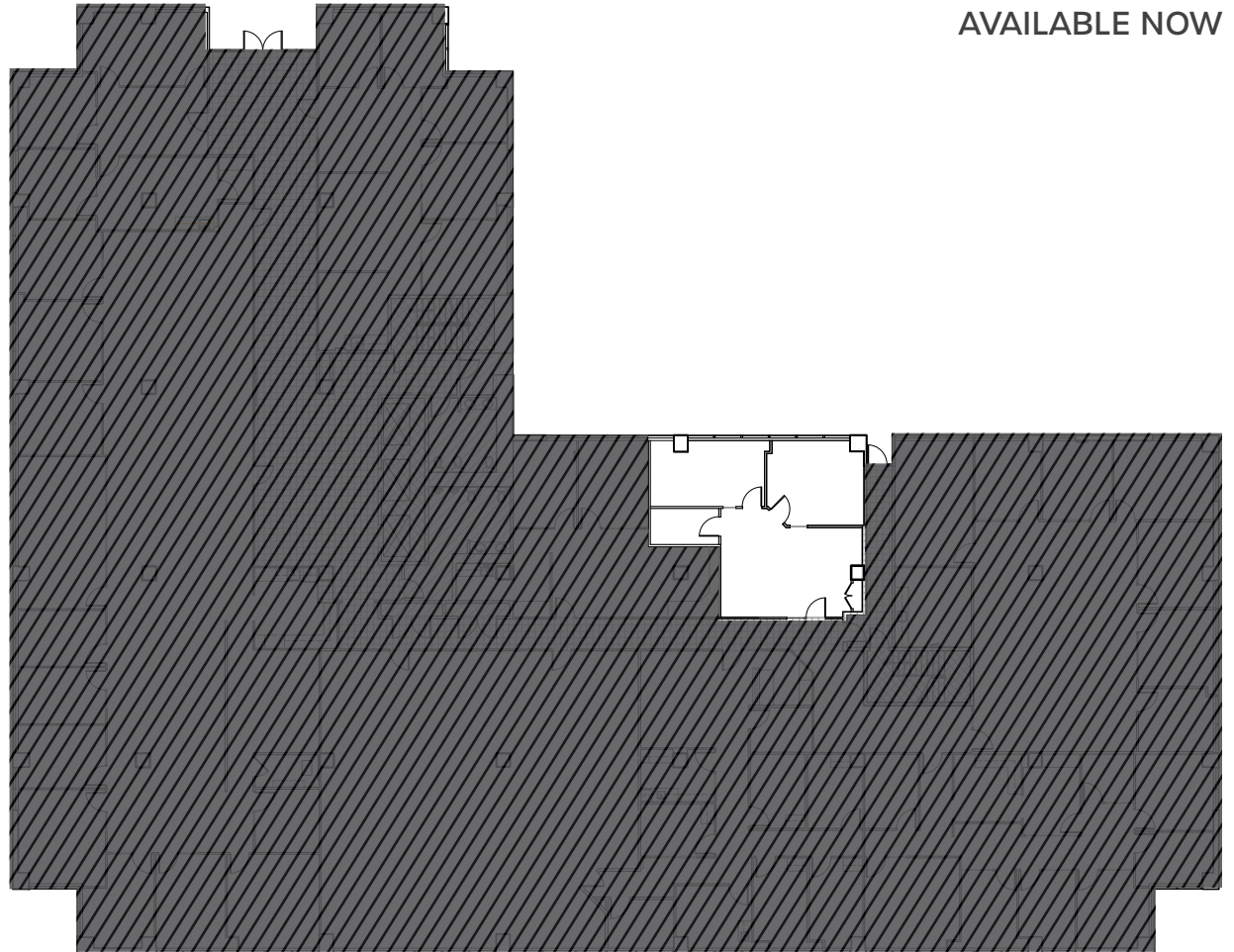


## EAST BUILDING

**SUITE 107**

929 RSF

AVAILABLE NOW



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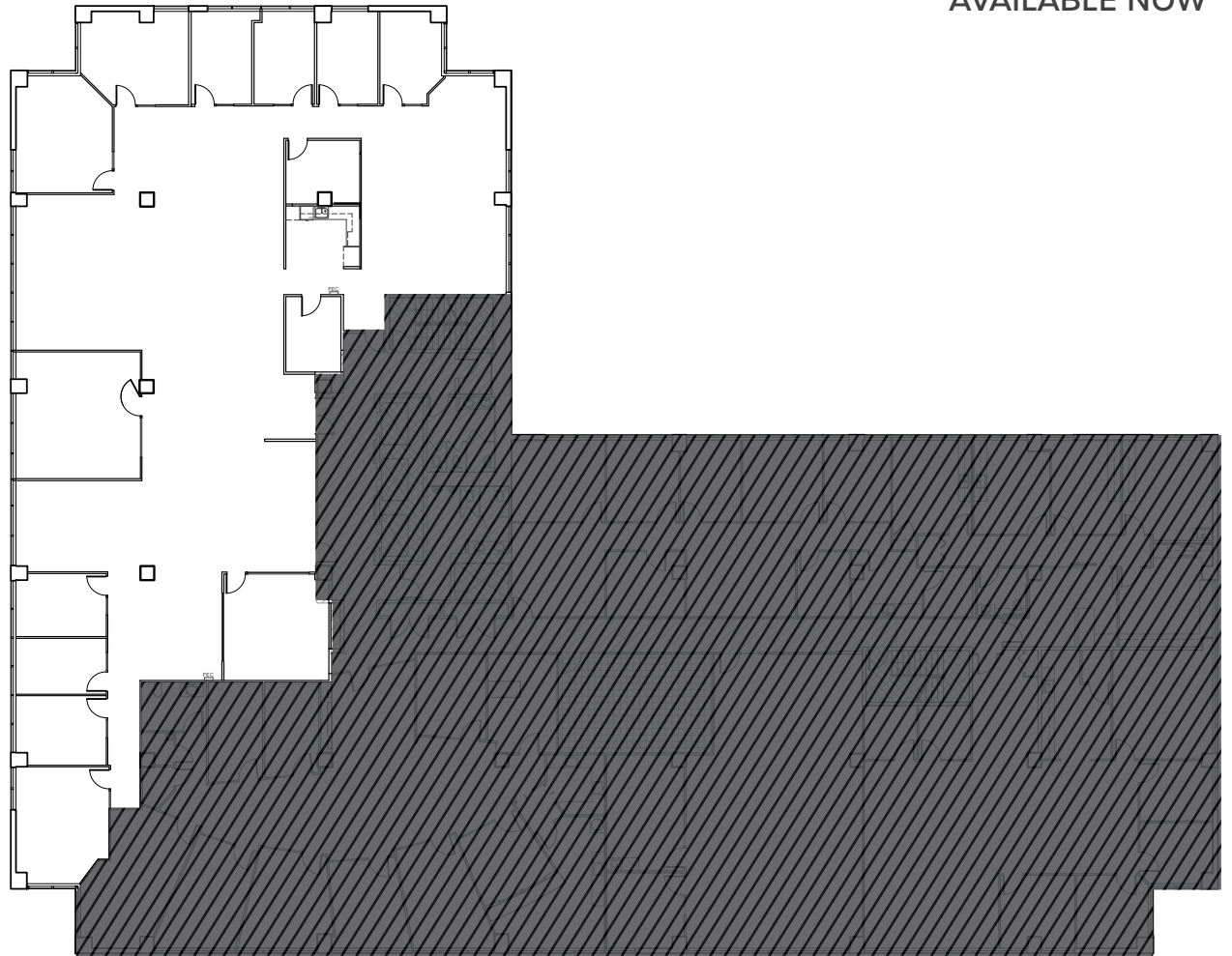


## EAST BUILDING

### SUITE 202

7,724 RSF

AVAILABLE NOW



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## EAST BUILDING

### SUITE 302

1,671 RSF

AVAILABLE NOW



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## EAST BUILDING

**SUITE 304**

2,927 RSF

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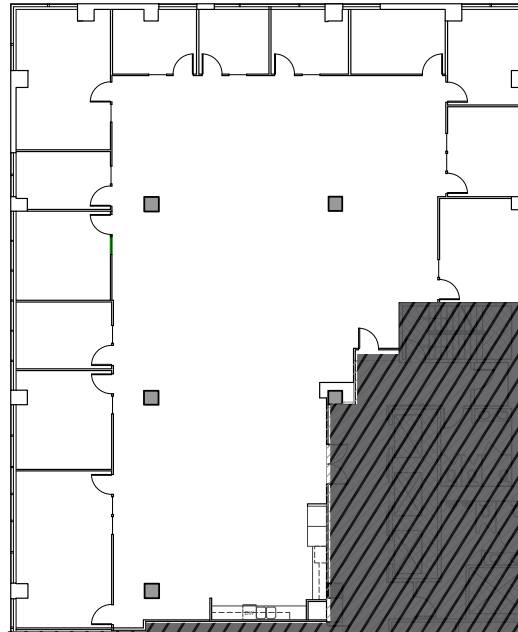


## EAST BUILDING

### SUITE 401

6,535 RSF

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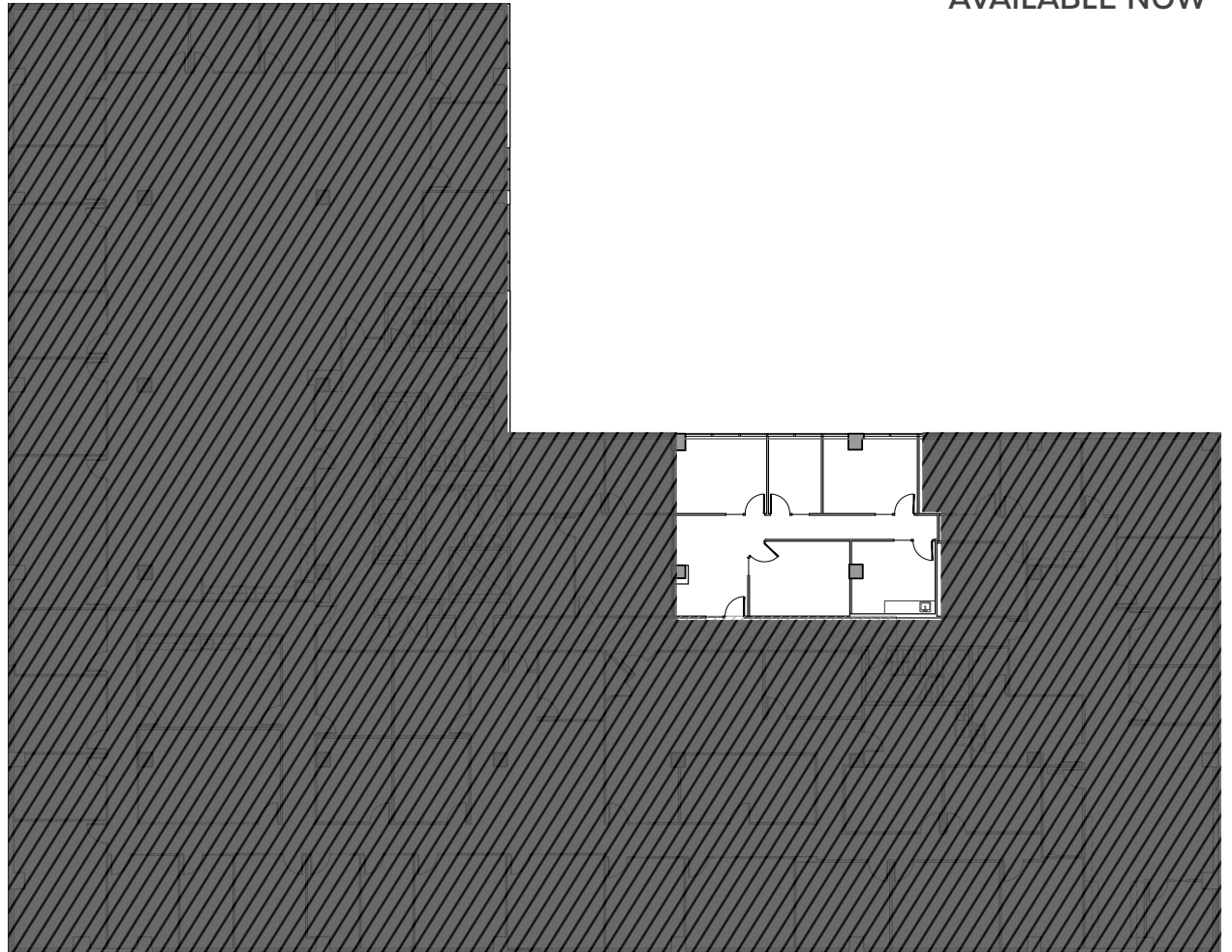


## EAST BUILDING

**SUITE 410**

1,250 RSF

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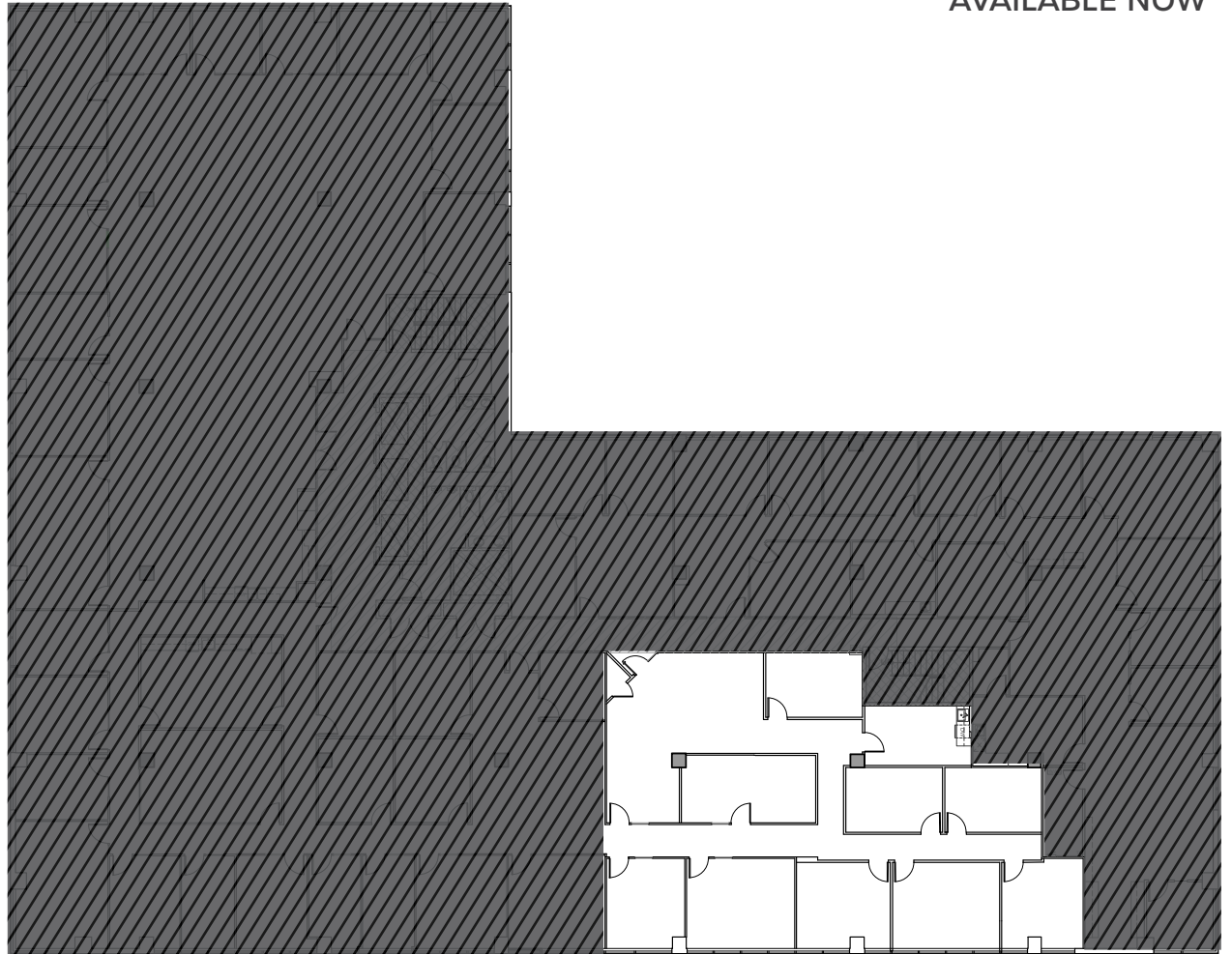


## EAST BUILDING

### SUITE 412

3,263 RSF

AVAILABLE NOW



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## EAST BUILDING

**SUITE 500**

4,749 RSF

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## EAST BUILDING

**SUITE 504**

4,693 RSF

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